

FILED

Notice of Foreclosure Sale

2019 JAN -7 AM 11: 54

January 7, 2019

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

Deed of Trust ("Deed of Trust"):

Dated: June 10, 2016

Grantor: Karen Williamson

Trustee: Milton W. Colegrove Jr.

Lender: Patrick Rooney

Recorded in: Instrument No. 201800032929 of the real property records of Dallas County, Texas

Legal Description: Lot 13, Block C, of CANDLE MEADOW PHASE 1, an Addition to the City of Desoto, Dallas County, Texas, according to the Plat thereof recorded in Volume 2001020, Page 1269, of the Map Records of Dallas County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$198,000.00, executed by Karen Williamson ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, February 5, 2019

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: On the North Side of the George Allen Courts Building Facing Commerce Street below the overhang, or as designated by the County Commissioners.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Patrick Rooney's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Patrick Rooney, the owner and holder of the Note, has requested

Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Patrick Rooney's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Patrick Rooney's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

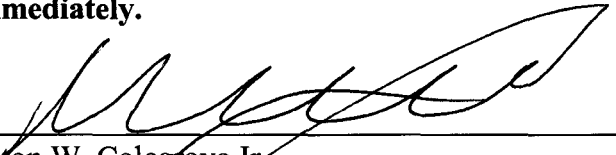
If Patrick Rooney passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Patrick Rooney. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.



Milton W. Colegrove Jr.
2340 E. Trinity Mills Rd., Ste. 233
Carrollton, Texas 75006
Telephone (972) 810-0161
Telecopier (972) 810-0162

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DALLAS County

Deed of Trust Dated: July 31, 2007

Amount: \$179,259.00

Grantor(s): ALONZO D VERSER and LOVIE D VERSER

Original Mortgagee: CITIMORTGAGE, INC.

Current Mortgagee: CITIMORTGAGE, INC.

Mortgagee Address: CITIMORTGAGE, INC., 1000 Technology Drive, MS 100, O'Fallon, MO 63368

Recording Information: Document No. 20070279802

Legal Description: LOT 5, BLOCK D OF AVONDALE, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2002242 PAGE 158 REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS

Date of Sale: February 5, 2019 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the DALLAS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

JOHN BEAZLEY OR KENNY SHIREY, RICK MONTGOMERY, CRAIG MUIRHEAD, AARON PARKER, CLAY GOLDEN, BRENT GRAVES, WENDY LAMBERT, TERRY WATERS, MATT HANSEN, FREDERICK BRITTON, SHAWN SCHILLER, LOGAN THOMAS, SHELLEY ORTOLANI, GUY WIGGS, RUSSELL STOCKMAN, DAVID STOCKMAN, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ, MICHELE HREHA, FRANCESCA ORTOLANI, ROBERT ORTOLANI, MARY MANCUSO, KATHY ARRINGTON OR JOHN PHILLIP MARQUEZ have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.


NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2015-006643


JOHN BEAZLEY OR KENNY SHIREY, RICK MONTGOMERY,
CRAIG MUIRHEAD, AARON BARKER, CLAY GOLDEN, BRENT
GRAVES, WENDY LAMBERT, TERRY WATERS, MATT
HANSEN, FREDERICK BRITTON, SHAWN SCHILLER, LOGAN
THOMAS, SHELLEY ORTOLANI, GUY WIGGS, RUSSELL
STOCKMAN, DAVID STOCKMAN, BRENDA WIGGS, DENISE
BOERNER, DONNA STOCKMAN, TIM LEWIS, MICHELLE
SCHWARTZ, MICHELE HREHA, FRANCESCA ORTOLANI,
ROBERT ORTOLANI, MARY MANCUSO, KATHY ARRINGTON
OR JOHN PHILLIP MARQUEZ
c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
6/15/2010

Grantor(s)/Mortgagor(s):
DEWARNE JACKSON, AND SPOUSE MYRANE HUBBARD

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR THE LENDING PARTNERS, LLC DBA HOME TEAM MORTGAGE, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 201000156671

Property County:
DALLAS

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

Legal Description: LOT 32, BLOCK C OF CREEK TREE ESTATES, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 84008, PAGE 1458, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.


Date of Sale: 2/5/2019

Earliest Time Sale Will Begin: 10am

Place of Sale of Property: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please Send written notice of the active duty military service to the sender of this notice immediately.


Shelley Ortolani, Michele Hreha, Robert Ortolani or Mary Mancuso or Francesca Ortolani or Thuy Frazier or Cindy Mendoza or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

BY _____
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

2019 JAN -4 PM 12:09

MH File Number: TX-18-69871-POS
Loan Type: VA

FILED

SELECT PORTFOLIO SERVICING, INC. (SPS)
DORN, JONATHAN E.
1134 SPRUCEWOOD CIRCLE, DE SOTO, TX 75115

CONVENTIONAL
Firm File Number: 14-014628

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 27, 2003, JONATHAN E. DORN, AN UNMARRIED MAN, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to CTC REAL ESTATE SERVICES, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FULL SPECTRUM LENDING, INC. in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of DALLAS COUNTY, TX and is recorded under Clerk's File/Instrument Number 2626315 Volume 2003220, Page 05820, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Texas Home Equity Security Instrument; and

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on November 23, 2018 under Cause No. DC-18-13512 in the Judicial District Court of Dallas COUNTY, TEXAS.;


NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, February 5, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Dallas county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

LOT 23, BLOCK B, OF BELTWOODS ADDITION, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 77125, PAGE 2323, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.

Property Address: 1134 SPRUCEWOOD CIRCLE
DE SOTO, TX 75115
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Noteholder: THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE,
ON BEHALF OF THE HOLDERS OF THE CWABS, INC., ASSET-BACKED
CERTIFICATES, SERIES 2004-1
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UTAH 84119

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.


SUBSTITUTE TRUSTEE
Shelley Ortolani, Michele Hreha, Robert Ortolani or Mary Mancuso or Francesca Ortolani
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

FILED
2018 DEC 27 AM 11:55
DALLAS COUNTY CLERK
JOHN F. WARREN

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active military service to the sender of this notice immediately.

SELECT PORTFOLIO SERVICING, INC. (SPS)
DAVIS, LORITA
1735 WEST BELTLINE ROAD, DESOTO, TX 75115

CONVENTIONAL
Firm File Number: 16-024963

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 31, 2004, LORITA DAVIS AND HUSBAND, DESI DAVIS AKA D.A. DAVIS, as Grantor(s), executed a Deed of Trust conveying to AMY MANDART, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AEGIS FUNDING CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of DALLAS COUNTY, TX and is recorded under Clerk's File/Instrument Number 2849072 Volume 2004075, Page 12684, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

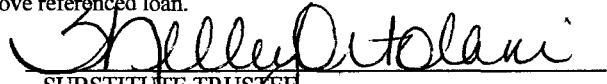
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, February 5, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Dallas county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

BEING A TRACT OF LAND SITUATED IN THE MICHAEL JAMES SURVEY, ABSTRACT NO. 710, DALLAS COUNTY, TEXAS, SAID TRACT OF LAND BEING THE REMAINDER OF LOT 1, JO-MAR ADDITION, AN ADDITION TO THE CITY OF DESOTO, RECORDED IN VOLUME 77020, PAGE 980, MAP RECORDS, DALLAS COUNTY, TEXAS, ALSO BEING A PART OF A CALLED 12.895 ACRE TRACT OF LAND CONVEYED BY WARRANTY DEED TO ALVIN E. MASSEY AND WIFE, PATSY MAE MASSEY, RECORDED IN VOLUME 82220, PAGE 5189, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 1735 WEST BELTLINE ROAD
DESOTO, TX 75115
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Noteholder: WELLS FARGO BANK, N.A. AS TRUSTEE FOR AEGIS ASSET BACKED SECURITIES
TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-3
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UTAH 84119

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.


SUBSTITUTE TRUSTEE
Shelley Ortolani, Michel Hreha, Robert Ortolani or Mary Mancuso or Francesca Ortolani
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active military service to the sender of this notice immediately.

FILED
DEC 27 AM 11:52
BY DALLAS COUNTY CLERK
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY, TEXAS

LEGAL DESCRIPTION

Being a tract of land situated in the Michael James Survey, Abstract No. 710, Dallas County, Texas, said tract of land being the remainder of Lot 1, Jo-Mar Addition, an Addition to the City of DeSoto, recorded in Volume 77020, Page 980, Map Records, Dallas County, Texas, also being a part of a called 12.895 acre tract of land conveyed by Warranty Deed to Alvin E. Massey and wife, Patsy Mae Massey, recorded in Volume 82220, Page 5189, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set for corner on the North line of Belt Line Road (R.O.W. varies), said point being North 27 degrees 08 minutes 35 seconds East, 45.53 feet from a 1 inch (0.0) iron pipe for the Southeast corner of said Massey Tract, said point also being the most Southerly-Southeast corner of a tract of land conveyed to the Trinity Floor Co., recorded in Volume 80109, Page 1671, Deed Records, Dallas County, Texas, said point also being the Northwest corner of a tract of land conveyed to the State of Texas, known as Part 1, recorded in Volume 99237, Page 4239, Deed Records, Dallas County, Texas;

THENCE North 26 degrees 04 minutes 18 seconds East (Deed-North 26 degrees 07 minutes 38 seconds East), leaving the North line of said Belt Line Road and along an Easterly line of said Trinity Floor Co. Tract, a distance of 397.50 feet to a 1/2 inch iron rod found for corner;

THENCE South 64 degrees 20 minutes 13 seconds East, crossing said Massey Tract, a distance of 187.28 feet to a 1/2 inch iron rod set for corner, said point being the Northwest corner of said Jo-Mar Addition;

THENCE North 89 degrees 38 minutes 11 seconds East, along the North line of said Jo-Mar Addition, at 208.00 feet passing the Northeast corner of said Jo-Mar Addition, continuing across said Massey, in all a distance of 258.00 feet to a 1/2 inch iron rod set for corner;

THENCE South 00 degrees 21 minutes 49 seconds East, crossing said Massey Tract, a distance of 293.44 feet to a 1/2 inch iron rod set for corner on the North line of said Belt Line Road, also being on the North line of a tract of land conveyed to the State of Texas, known as Part 2, recorded in Volume 99237, Page 4239, Deed Records, Dallas County, Texas;

THENCE along the North line of said Belt Line Road and the following calls and along the North line of said State of Texas (Part 2) Deed and along the North line of a tract of land conveyed to the State of Texas, recorded in Volume 99211, Page 2966, Deed Records, Dallas County, Texas, and along the North line of State of Texas (Part 1) Deed;

THENCE South 89 degrees 38 minutes 11 seconds West, a distance of 338.26 feet to a 1/2 inch iron rod set for corner;

THENCE North 86 degrees 04 minutes 27 seconds West, a distance of 65.80 feet to a 1/2 inch iron rod set for corner;

THENCE North 72 degrees 09 minutes seconds West, a distance of 131.24 feet to a 1/2 inch iron rod set for corner;

THENCE South 44 degrees 38 minutes 09 seconds West, a distance of 37.12 feet to a 1/2

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Page 2

LEGAL DESCRIPTION (continued)

inch iron rod set for corner;

THENCE South 89 degrees 38 minutes 12 seconds West, a distance of 48.46 feet to the Point of Beginning and containing 3.7152 acres (161.835 sq. ft. of land); SAVE AND EXCEPT that 27 square foot tract conveyed to the State of Texas by Deed recorded in Volume 2003121, Page 1288, Deed Records, Dallas County, Texas.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

CITIMORTGAGE, INC. (CMI)
PIPER, DAVID J.
1425 MARBLE CANYON DRIVE, DESOTO, TX 75115

VA TBD
Firm File Number: 18-031673

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 13, 2007, DAVID J. PIPER, JR., JOINED HEREIN PRO FORMA BY HIS WIFE, CHARLOTTE ANN PIPER, as Grantor(s), executed a Deed of Trust conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HOME LOAN CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of DALLAS COUNTY, TX and is recorded under Clerk's File/Instrument Number 20070417916, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and


NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, February 5, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Dallas county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

LOT 23, BLOCK 18, OF MEADOWBROOK ESTATES ADDITION, FOURTH INSTALLMENT, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 78179, PAGE 364, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Property Address: 1425 MARBLE CANYON DRIVE
DESOTO, TX 75115
Mortgage Servicer: CITIMORTGAGE, INC.
Noteholder: CITIMORTGAGE, INC.
1000 TECHNOLOGY DRIVE
O'FALLON, MISSOURI 63368-2240

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.


SUBSTITUTE TRUSTEE
Shelley Ortolani, Michele Hreha, Robert Ortolani or Mary Mancuso or Francesca Ortolani
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active military service to the sender of this notice immediately.

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JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY, TX

FILED

2019 JAN - 8 PM 1:39

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

WHEREAS, by Deed of Trust dated October 27, 2017, executed by BAPA BROOKLYN 2004, LLC, a Texas limited liability company, as Grantor, Grantor conveyed to the Trustee therein named for the benefit of B&J Custom Homes, Inc., (the "Lender"), certain property situated in Dallas County, Texas, located at 925 Wood Hollow Way, City of Desoto, Dallas County, Texas 75115, more particularly described below and in the Deed of Trust recorded under Clerk's File/Instrument No. 20700323088, in the Official Public Records of Real Property of Dallas County, Texas to secure the payment of one certain promissory note of even date therewith and therein described in the original principal amount of \$198,000.00, subsequently replaced by that certain Promissory Note dated March 19, 2018, in the current principal balance and amount of \$138,000.00, to which Deed of Trust and the records thereof reference is here made for all purposes, the real property being more particularly described as:

Lot 5, Block C of Eagle Point Estates, an addition to the City of DeSoto, Dallas County, Texas, according to the plat thereof recorded as document number 200600314728 in the Plat Records of Dallas County, Texas, and commonly known as 925 Wood Hollow Way, DeSoto, Texas.

WHEREAS, the debt evidenced by the mentioned replacement promissory note and secured by the above-identified Deed of Trust matured on September 1, 2018, and default has occurred under the terms of the promissory note in the payment of the current \$138,000.⁰⁰ principal balance which is wholly due and payable to owner and holder of said note; and

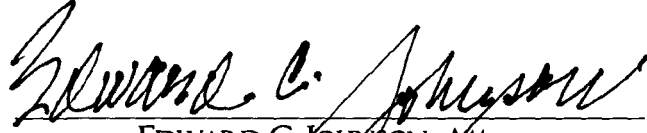
WHEREAS, notice of default on the payment of the principal balance of said mature promissory note, and of the maturity of the related indebtedness, and of the intent to foreclose per the provisions of sale provided for Deed of Trust was sent to Grantor and its Guarantors on or about October 22, 2018, and has gone uncured to date.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 5TH day of February 2019, between the hours of 9:00 o'clock a.m. and 12:00 o'clock p.m., I will sell said real estate at the area of the North Side of the George Allen Courts Building facing 600 Commerce Street below the overhang, in the City of Dallas, Dallas County, Texas, as designated by the County Commissioners, to the highest bidder for cash in an amount sufficient to pay:

- (1) the principal balance of \$138,000.⁰⁰, plus accrued interests and penalties, if any, thereon, attorney's fees, and foreclosure costs under the above-identified Deed of Trust, and
- (2) the then outstanding principal balance of any then existing superior lien (including costs and expenses related thereto) filed of record against the subject parcels.

NOTE: THE AFOREMENTIONED PARCEL OF REAL PROPERTY IS BEING SOLD SUBJECT TO ALL MATTERS WHICH ARE PRIOR TO THE ABOVE-IDENTIFIED DEED OF TRUST WHICH AFFECT TITLE THERETO AND WHICH ARE SUPERIOR INTEREST THEREIN.

WITNESS MY HAND this 7TH day of January 2019.



EDWARD C. JOHNSON, Attorney
Substitute Trustee
Bent Tree Tower One
16475 Dallas Parkway, Suite 750
Dallas, Texas 75001
Tele: (972) 502-9080
Email: edward@ecjohnsonlaw.com